089.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	619,700 / 619,700
					USE VALUE:	619,700 / 619,700
					ASSESSED:	619,700 / 619,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
155		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NOEL URSELE	
Owner 2:	AKLOG SEMERE M	
Owner 3:		
Street 1:	155 BRATTLE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	SHEAHAN ANNA L -
Owner 2:	-
Street 1:	155 BRATTLE ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 8,788 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1343 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8788.000	212,900		406,800	619,700
Total Card	0.202	212,900		406,800	619,700
Total Parcel	0.202	212,900		406,800	619,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.43 | /Parcel: 461.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 56655

GIS Ref

GIS Ref

Insp Date 02/16/12

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 089.0-0004-0003.0

!7243!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	212,900	0	8,788.	406,800	619,700	619,700	Year End Roll	12/18/2019
2019	101	FV	178,600	0	8,788.	412,600	591,200	591,200	Year End Roll	1/3/2019
2018	101	FV	184,500	0	8,788.	308,000	492,500	492,500	Year End Roll	12/20/2017
2017	101	FV	184,500	0	8,788.	278,900	463,400	463,400	Year End Roll	1/3/2017
2016	101	FV	184,500	0	8,788.	267,300	451,800	451,800	Year End	1/4/2016
2015	101	FV	174,200	0	8,788.	226,600	400,800	400,800	Year End Roll	12/11/2014
2014	101	FV	174,200	0	8,788.	215,000	389,200	389,200	Year End Roll	12/16/2013
2013	101	FV	174,200	0	8,788.	204,500	378,700	378,700		12/13/2012

PRINT

Date	Time
12/10/20	21:54:06

LAST REV

Date	Time
08/31/18	08:41:06

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7243

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEAHAN ANNA L	48898-457		1/26/2007	Forclosure	320,000	No	No		
	8536-210		1/1/1901		1	No	No		N

USER DEFINED

Prior Id # 1:	56655
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/2016	748	Addition	53,000					Addition - new bat
4/14/2008	353	Re-Roof	485			G9	GR FY09	
6/13/2007	440	New Wind	11,885			G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	Field Review	PH	Patrick H
5/23/2017	Left Notice	DGM	D Mann
5/23/2017	Permit Visit	DGM	D Mann
2/16/2012	Meas/Inspect	BR	B Rossignol
12/3/2008	MLS	MM	Mary M
5/14/2007	MLS	HC	Helen Chinal
1/24/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8788		Sq. Ft.	Site		0	70.	0.66	5			Ledge	-15					406,763						406,800	

Total AC/HA:	0.20174	Total SF/SM:	8788	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	406,763	Spl Credit		Total:	406,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	34.45	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	324723
Depreciation:	111867
Depreciated Total:	212856

COMMENTS

WDK EST NO ACCESS, LOC= HOSPITAL.
PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB		

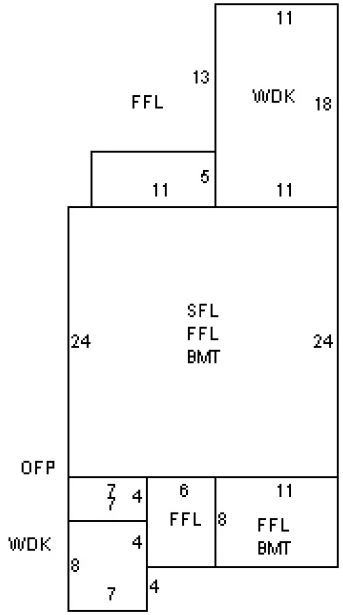
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	767	165.380	126,843
BMT	Basement	664	49.610	32,943
SFL	Second Floor	576	165.380	95,256
WDK	Deck	254	9.740	2,474
OFP	Open Porch	28	43.120	1,207
	Net Sketched Area:	2,289	Total:	258,723
Size Ad	1343	Gross Are	2289	FinArea 1343

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	165.38
Special Features:	0	Val/Su Net:	93.01
Final Total:	212900	Val/Su SzAd	158.53

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 089.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: